138.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,050,600 / 1,050,600
					USE VALUE:	1,050,600 / 1,050,600
					ASSESSED:	1,050,600 / 1,050,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		STONY BROOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCNALLY MICHAEL F & MARY T
Owner 2:	
Owner 3:	
Street 1:	7 STONY BROOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRIAN CALLAHAN CO -
Owner 2:	-
Street 1:	20 WOODBURY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .225 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 3007 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9800.000	501,200		549,400	1,050,600
Total Card	0.225	501,200		549,400	1,050,600
Total Parcel	0.225	501,200		549,400	1,050,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.41 /Parcel: 349.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88835

GIS Ref

GIS Ref

Insp Date 09/01/17

!10705!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	501,200	0	9,800.	549,400	1,050,600		Year end	12/23/2021
2021	101	FV	484,500	0	9,800.	549,400	1,033,900		Year End Roll	12/10/2020
2020	101	FV	484,500	0	9,800.	549,400	1,033,900	1,033,900	Year End Roll	12/18/2019
2019	101	FV	383,500	0	9,800.	579,900	963,400	963,400	Year End Roll	1/3/2019
2018	101	FV	377,800	6300	9,800.	427,300	811,400	811,400	Year End Roll	12/20/2017
2017	101	FV	377,800	6300	9,800.	409,000	793,100	793,100	Year End Roll	1/3/2017
2016	101	FV	377,800	6300	9,800.	378,500	762,600	762,600	Year End	1/4/2016
2015	101	FV	348,000	6300	9,800.	317,400	671,700	671,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:13:20

LAST REV

Date	Time
01/23/18	11:22:18

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10705

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIAN CALLAHAN	56647-108		3/25/2011	Change>Sale	705,000	No	No		Subdivision 3/24/11 this sale for 9800 sq ft
NICHOLL MARGARE	55007-501		7/19/2010	Change>Sale	765,000	No	No		
NICHOLL MARGARE	32350-83		2/7/2001	Family		No	No		
	11343-58		6/21/1967			No	No		N

USER DEFINED

Prior Id # 1:	88835
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2017	1017	Redo Kit	62,250	C				
7/13/2017	819	Inter-De	1,000	C				
3/18/2015	711	Redo Bat	13,700					2nd floor bath rem
4/18/2012	496	Add Bath	42,775					convert existing b
10/15/2010	2136	Redo Kit	20,000					REDO BTH/DEMO GAR&
3/21/1996	72	Manual	5,000					REROOF
12/16/1992	644	Manual	1,372					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	Meas/Inspect	HS	Hanne S
6/8/2012	Info Fm Prmt	MM	Mary M
2/17/2009	Measured	372	PATRIOT
10/25/2000	Hearing Chag		
1/7/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9800		Sq. Ft.	Site		0	90.	0.62	10			View	-10	Topo	-5			549,422						549,400	

Total AC/HA:	0.22498	Total SF/SM:	9800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	549,422	Spl Credit		Total:	549,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.09094489
Const Adj.:	0.99989998
Adj $ / SQ:	119.992
Other Features:	122850
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525343
Depreciation:	24166
Depreciated Total:	501177

COMMENTS

SINK IN BMT=FAIR / XTRA SHOWER IN MBATH=VG. 3/24/2011 SUBDIV PLAN 167 OF 2011..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

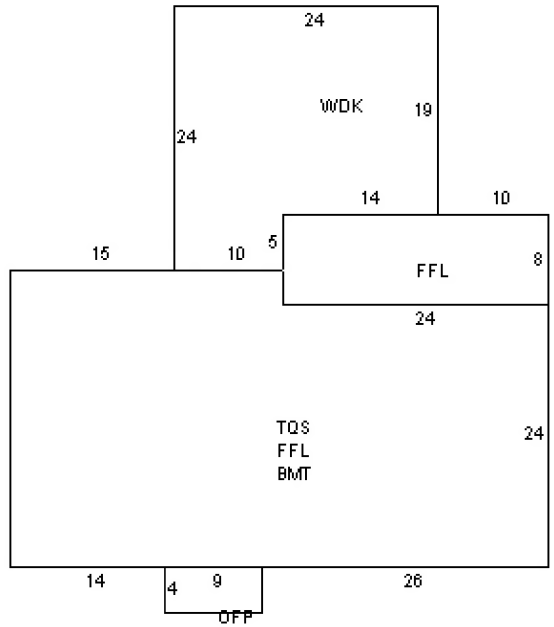
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.99
Special Features:	0	Val/Su Net:	120.08
Final Total:	501200	Val/Su SzAd	210.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,443	119.990	173,148
BMT	Basement	1,251	50.670	63,384
TQS	3/4 Story	938	119.990	112,582
WDK	Deck	506	7.980	4,036
OFP	Open Porch	36	44.000	1,584

Net Sketched Area:	4,174			Total:	354,734
Size Ad	2381.25	Gross Area	4487	FinArea	3007

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2014	0.00	T	4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

138.0-0006-0001.0

IMAGE

AssessPro Patriot Properties, Inc